

CITY DWELLINGS IN GOOD DEMAND

Many Houses Sold, Others to Be ERECTED to Fill Shortage in Apartments.

NEW APARTMENT PLANS

Lack of modern apartment houses and the presence of an unusually large number of people in the city seeking high class homes have put welcome activity into the market for moderate and high priced residences. During the last few weeks this branch of real estate selling has given more than ordinary evidence of the demand for private homes, which usually does not show to any great extent until late in July or August. Yesterday's selling was largely on account of this demand. That builders do not intend to miss the opportunity with the apartment shortage offers is indicated in the recent filing of plans for many large apartment structures. Three large houses were provided for yesterday, in addition to the number of projects in the works and columns last week. Plans also were filed yesterday for two high class private houses.

under lease. The house has been held at \$6,000.

S. Christensen, a furrier on Madison avenue, is the purchaser of the four-story residence at 124 East Fifty-seventh street, sold recently by Mary E. Platz. It is between Park and Lexington avenues.

SAYS HEIGHT LIMIT WILL REDUCE VALUES

Laurence McGuire Tells City Officers Not to Restrict Buildings.

Warning the city that the adoption of restrictions limiting the heights of buildings in New York would be followed by wholesale demands for reductions in assessed values of properties throughout the principal parts of the city, Laurence McGuire, president of the Real Estate Board of New York, furnished the Board of Estimate on the plan to zone the city and restrict building heights. It was the first of a series of hearings on the tentative scheme of the committee on city plans and it brought out a good many advocates for the entire program. There were a few objections pertaining to individual sections, rather unimportant, concerning matters which can be changed without affecting the entire scheme.

Mr. McGuire said that the adoption of the height regulations at this time might be a serious mistake and urged that they be studied in relation to their effect on the surrounding land values. He said that already those who made a business of securing reduction of tax valuations for owners were looking forward to reaping a rich harvest as soon as the height limiting restrictions were put into effect.

Mr. McGuire told of a large downtown parcel in which the city is interested which is now being appraised.

The owners claim a certain valuation based on the logical improvement of the site with a thirty-eight story building.

The regulations as proposed would limit the height of this building to twenty-five stories. The site has a depth of 100 feet, a width of 50 feet and a depth of 52 feet, and W. L. Rouse and L. A. Goldstone, architects, have estimated the cost at \$250,000.

10TH STREET PLOT PLANS.

Plans have been filed for the construction of a nine story flat house of fireproof construction on the south side of Tenth street 3211 feet east of Sixth avenue for Hyman Schroeder of Brooklyn, Mass., as owner. It will have a front of 40 feet and a depth of 54 feet, and W. L. Rouse and L. A. Goldstone, architects, have estimated the cost at \$100,000.

GREENWICH APARTMENT PLANS

Andrew J. Thomas has completed plans for a six-story apartment house, 31x107, to be erected at 92-94 Grove street for Horace D. Forman, Jr., and others of Haverford, Pa. The cost is \$40,000.

J. VAN ALLEN'S NEW HOME.

A four story private dwelling is to be erected on the north side of Sixty-third street, 114 feet west of Madison avenue for James J. Van Allen of Newport, R. I. It will be 31 feet front and 90.5 feet deep, with a facade of brick and limestone in the Colonial style of architecture. Henry Allen Jacobs is the architect and has estimated the cost at \$150,000.

DWELLING FOR S. A. HERZOG.

Plans have been filed by Schwartz and Gross, architects, for the construction of a six story private dwelling for Samuel A. Herzog on the north side of Fifty-seventh street, 39 feet west of Park avenue.

If the Board of Estimate adopts the plan now before it, that action will be final in making the proposed restrictions binding. Further hearings will be heard to-morrow and next Tuesday.

RENT SUMMER HOMES.

At Ryerson-Soule, Kenneth Ives & Co., have filed the plan on Milton point, known as The Ryerson, for Joseph H. Tietow; for Laura W. Wainwright, her residence on Milton road, to William V. B. Kip; for Henry Davis, his residence on the Boston Post road, to Walter K. P. Bowman; for Thomas H. Williams, his residence on Milton road to John M. Horner, Jr., his residence on Evergreen avenue, to Dyer Peirce, Jr.; The Lewis H. May Company has leased at Fair Rockaway, L. I., for A. C. Lee, cottage 1122 Sage street to Jules Starr; for Sarah A. Gibson, cottage 1045 Gibson street to L. Rosenschein.

PLANS BROOKLYN LOFTS.

Shaman & Son have filed plans for a four story loft building to be erected on the southeast corner of Court street and Evergreen avenue for the Tion Realty Company as owners.

BIG FLAT FOR EAST ORANGE.

Samuel W. Taylor of Allentown, Pa., formerly a resident of East Orange, who is said to have made a fortune in insurance, has filed plans for a four story, 40x60 foot, apartment house on 1st street, 102-104, and is under lease until September 1. It is the third house in the block so far in the last two months on the right side of the street known as East Eighty-third street.

BUYERS FOR CITY DWELLINGS.

WEST 5TH STREET—Snowdon & Hall have filed for Axel E. Hall the four story dwelling, on lot 22x22, at 125 West Seventy-fourth street to a buyer for occupancy.

EAST 5TH STREET—William A. White and Sons have filed the four story and basement dwelling, on lot 22x162, at 2, 31st East Eighth street, for a client, for the Van Dyck, to Robert H. Morganague. The property was held at \$60,000, and is under lease until September 1. It is the third house in the block so far in the last two months on the right side of the street known as East Eighty-third street.

STOLES FOR THE HEIGHTS.

On the west side of Broadway from 15th street to 2nd, from West End avenue to a story and half, and left building to be erected for Adolph Lewison, son as owner. It will be 180-190 feet front on Broadway by 55 feet on the street and 90 feet on the avenue. George M. Pollard is the architect and has estimated the cost at \$30,000.

PLANS 12TH ST. STUDIOS.

The two five story private dwellings to be erected on the southeast corner of 12th street and West End avenue for investors. Leases were filed for a hotel to cover the plot at 322 to 330 feet front on the avenue. The property having been under lease to John H. Stoen, son, wife of Paul A. Stoen, at 12th Street, 12th Street and Arlington avenue, to a buyer for occupancy.

WEST 22D STREET—William H. Archibald has sold for William John McNeese a four story and basement dwelling, on lot 18x87, at 324 West Twenty-third street, on lot 17x82, 67 feet west of Evelyn Hotel, at the northwest corner of Central Park West.

WEST 23D STREET—William H. Archibald has sold for John McNeese to a client of Goodale, Perry & Dwight the four story and basement dwelling at 425 West Twenty-third street, on lot 17x82, 67 feet west of Evelyn Hotel, at the northwest corner of Central Park West.

WE 5TH STREET—Van Vliet & Chase have sold the dwelling at 260 West Fourth street, for Henry Roush. It is a three story house on lot 19.1x12, near Bank street. The same builders sold the property two years ago.

WE 5TH STREET—J. Reed has sold the southeast corner of Adrian avenue and 23rd street, a plot 100x100, to the Loyal Building Company. The property is given in part payment for the two story apartment on plot 50x100, lot 543 and 547, Adrian avenue, which was purchased on credit by the company to Laura V. Reed and Irene B. Morgan. The Leonard Morgan Company and Frank Volt negotiated the trade.

WASHINGON AVENUE—Paul Weber and J. Hillman have sold for Mrs. E. Leslie the four story flat, on lot 16x82, at 1115 Washington avenue.

TENANTS FOR BUSINESS SPACE.

These three story brick building containing ten stories, large rooms and dining hall on the west side of Bedford avenue, between Putnam avenue and Madison street, Brooklyn, and known as the Tudor block, has been sold by Hugo Miller to Henry Meyer, president of the Tudor Building Corporation. The property was \$400,000. A flat top apartment house at 33 Woodlawn avenue, known as Roslyn Court, and occupies acres of land near Hempstead, L. I., was given as part payment. The building is of light brick with limestone trim, 100x100, 20x100 feet, with an additional structure of the same size, attached to the rear of the building on the Putnam avenue side, 20x100. A driveway runs along the rear of the block, which are occupied by automobile dealers. Ornamental electric lights line the curb and the block has become generally known as automobile row.

BROOKLYN HOMES IN DEMAND.

Henry Hopkins has sold two single brick houses at 213 Eldert lane to Bryan C. Smith, 235 Eldert lane to James P. McEachan, 238 Forbush avenue to Michael Lattner, 232 Forbush avenue to Henry C. Sommer and 236 Forbush avenue to Morris A. Perlman.

BEST MOST COMPLETE HOME.

John A. Hopkins of Barse & Hopkins, brokers, has bought on Greenwich Avenue, 100 feet west of Hillside Gardens, what is generally known as the "pink house," combining ideas of the Sage Foundation Homes Company's scheme and containing as far as is practical every feature would befit a family known as automobile row.

CITY DWELLINGS RENTED.

B. Flanagan & Son have rented the three story brown stone dwelling, at 314 West Twenty-first street, for five years, for Mrs. Elizabeth M. Murphy to Miss Margaret Coyne.

Shaw & Co. have leased for Arthur M. Mitchell the three story and basement dwelling at 441 East 123d street to James Fjolla.

HONOR ALFRED R. KIRKUS.

Alfred R. Kirkus will be the guest at a dinner which is being arranged by a committee composed of Laurence McGuire, Charles F. Noyes, Eliza Sniffen, W. Olyvany and Robert Adamson, at the New York Athletic Club next Saturday evening. The dinner is given to Mr. Kirkus as a mark of appreciation for his efforts in securing legislation to simplify building inspection and for his efforts to gain just factory laws and fire prevention regulations. The dinner will be strictly an informal affair.

TRIMBLE BUYS FINE HOUSE.

Richard Trimble is the buyer of the American basement dwelling at 1020 Madison avenue sold recently by the Lawyers Title and Trust Company. Mr. Trimble has been occupying the house

under lease. The house has been held at \$6,000.

S. Christensen, a furrier on Madison avenue, is the purchaser of the four-story residence at 124 East Fifty-seventh street, sold recently by Mary E. Platz. It is between Park and Lexington avenues.

\$1,000,000 IN TWO APARTMENTS

One is for Park Ave. and the Other for West End Ave.

W. L. Rouse and L. A. Goldstone have filed plans for a thirteen story apartment house to be erected on the southwest corner of Park avenue and Seventy-eighth street for the E. A. L. Apartment Management Company, Edgar A. Levy, president. It will contain two housekeeping apartments of eight and nine rooms each on a floor and is estimated to cost \$100,000.

A fourth story apartment house will be erected on the northeast corner of Ninety-third street and West End avenue by the Two Fifty West End Avenue Corporation, Anthony Campagna, president, Vito Cerabone, vice-president, from plans by W. L. Rouse and L. A. Goldstone, who estimate the cost at \$50,000. It will contain suites of five to eight rooms. The site is 100x125.

THE SUN, TUESDAY, JUNE 20, 1916.

TRANSACTIONS RECORDED.

(With name and address of lender and attorney. If attorney's name is omitted address party of first part.)

NOTES.

(South of Fourteenth st.)

WEST BROADWAY, s. e. 280, 8 Bleeker st., 25x100—Josephine Allert, heir Jos. H. Parker, to Darwin Parker, 31 Ocean st., 10x100, 1st fl.—John J. Lehnenkraus & Sons, Fulton st., Bklyn. \$1

7TH ST., 45 E., 80, 10x100—Leopold Rauschmeyer, to Hy Pastrack, 42 2d st., Pasqua, N. Y.—part all items, 100x100, 1st fl.—John J. Lehnenkraus & Sons, Fulton st., Bklyn. \$1

10TH ST., 45 E., 80, 9x100—Leopold Rauschmeyer, to Hy Pastrack, 42 2d st., Pasqua, N. Y.—part all items, 100x100, 1st fl.—John J. Lehnenkraus & Sons, Fulton st., Bklyn. \$1

10TH ST., 45 E., 80, 9x100—Leopold Rauschmeyer, to Hy Pastrack, 42 2d st., Pasqua, N. Y.—part all items, 100x100, 1st fl.—John J. Lehnenkraus & Sons, Fulton st., Bklyn. \$1

10TH ST., 45 E., 80, 9x100—Leopold Rauschmeyer, to Hy Pastrack, 42 2d st., Pasqua, N. Y.—part all items, 100x100, 1st fl.—John J. Lehnenkraus & Sons, Fulton st., Bklyn. \$1

10TH ST., 45 E., 80, 9x100—Leopold Rauschmeyer, to Hy Pastrack, 42 2d st., Pasqua, N. Y.—part all items, 100x100, 1st fl.—John J. Lehnenkraus & Sons, Fulton st., Bklyn. \$1

10TH ST., 45 E., 80, 9x100—Leopold Rauschmeyer, to Hy Pastrack, 42 2d st., Pasqua, N. Y.—part all items, 100x100, 1st fl.—John J. Lehnenkraus & Sons, Fulton st., Bklyn. \$1

10TH ST., 45 E., 80, 9x100—Leopold Rauschmeyer, to Hy Pastrack, 42 2d st., Pasqua, N. Y.—part all items, 100x100, 1st fl.—John J. Lehnenkraus & Sons, Fulton st., Bklyn. \$1

10TH ST., 45 E., 80, 9x100—Leopold Rauschmeyer, to Hy Pastrack, 42 2d st., Pasqua, N. Y.—part all items, 100x100, 1st fl.—John J. Lehnenkraus & Sons, Fulton st., Bklyn. \$1

10TH ST., 45 E., 80, 9x100—Leopold Rauschmeyer, to Hy Pastrack, 42 2d st., Pasqua, N. Y.—part all items, 100x100, 1st fl.—John J. Lehnenkraus & Sons, Fulton st., Bklyn. \$1

10TH ST., 45 E., 80, 9x100—Leopold Rauschmeyer, to Hy Pastrack, 42 2d st., Pasqua, N. Y.—part all items, 100x100, 1st fl.—John J. Lehnenkraus & Sons, Fulton st., Bklyn. \$1

10TH ST., 45 E., 80, 9x100—Leopold Rauschmeyer, to Hy Pastrack, 42 2d st., Pasqua, N. Y.—part all items, 100x100, 1st fl.—John J. Lehnenkraus & Sons, Fulton st., Bklyn. \$1

10TH ST., 45 E., 80, 9x100—Leopold Rauschmeyer, to Hy Pastrack, 42 2d st., Pasqua, N. Y.—part all items, 100x100, 1st fl.—John J. Lehnenkraus & Sons, Fulton st., Bklyn. \$1

10TH ST., 45 E., 80, 9x100—Leopold Rauschmeyer, to Hy Pastrack, 42 2d st., Pasqua, N. Y.—part all items, 100x100, 1st fl.—John J. Lehnenkraus & Sons, Fulton st., Bklyn. \$1

10TH ST., 45 E., 80, 9x100—Leopold Rauschmeyer, to Hy Pastrack, 42 2d st., Pasqua, N. Y.—part all items, 100x100, 1st fl.—John J. Lehnenkraus & Sons, Fulton st., Bklyn. \$1

10TH ST., 45 E., 80, 9x100—Leopold Rauschmeyer, to Hy Pastrack, 42 2d st., Pasqua, N. Y.—part all items, 100x100, 1st fl.—John J. Lehnenkraus & Sons, Fulton st., Bklyn. \$1

10TH ST., 45 E., 80, 9x100—Leopold Rauschmeyer, to Hy Pastrack, 42 2d st., Pasqua, N. Y.—part all items, 100x100, 1st fl.—John J. Lehnenkraus & Sons, Fulton st., Bklyn. \$1

10TH ST., 45 E., 80, 9x100—Leopold Rauschmeyer, to Hy Pastrack, 42 2d st., Pasqua, N. Y.—part all items, 100x100, 1st fl.—John J. Lehnenkraus & Sons, Fulton st., Bklyn. \$1

10TH ST., 45 E., 80, 9x100—Leopold Rauschmeyer, to Hy Pastrack, 42 2d st., Pasqua, N. Y.—part all items, 100x100, 1st fl.—John J. Lehnenkraus & Sons, Fulton st., Bklyn. \$1

10TH ST., 45 E., 80, 9x100—Leopold Rauschmeyer, to Hy Pastrack, 42 2d st., Pasqua, N. Y.—part all items, 100x100, 1st fl.—John J. Lehnenkraus & Sons, Fulton st., Bklyn. \$1

10TH ST., 45 E., 80, 9x100—Leopold Rauschmeyer, to Hy Pastrack, 42